

# THE RIV, LLC

A Joint Venture  
with the City of Wichita

WHO IS THE RIV?

# CLARK INVESTMENT GROUP

Steve Clark

HCW, LLC

Richard E. Huffman

Santo Catanese

# CIG CLARK INVESTMENT GROUP

- Based in Wichita, CLARK Investment Group, LLC (CIG) is a privately held investment company specializing in real estate related investments since 1955.

- CIG's investment philosophy demands quality, which provides a foundation for mutually beneficial relationships with our lenders and strategic business partners.

- CIG has realized significant growth over the years, investing in real estate and other types of investments, with experience in virtually every facet of real estate (from construction and development to appraisal, property management, and financing activities).

- The company's primary activities revolve around the development of its own properties to meet its high expectations of quality for long-term holding periods. With business experience in 32 states.

- CIG's portfolio now includes over 4 million square feet and 30,000 rental units.

- CIG is also the nation's largest provider of private equity capital to the self-storage industry.



Polo Club Office Park, Wichita, Kansas



TownePlace Suites, San Francisco, California



the Waterfront, Wichita, Kansas



Airway Business Center, Wichita, Kansas



Business Center at Northgate, Colorado Springs, Colorado



Gotham Mini Storage, New York, New York



Team Ranch, Fort Worth, Texas



the Waterfront, Wichita, Kansas



- HCW, LLC is a development company and a construction management company committed to preserving and accentuating the natural beauty and unique characteristics of the communities in which it works.

- The character of the area is always taken into account in HCW developments. New construction blends harmoniously with existing structures, and rehabilitation projects bring freshness and up-to-date convenience to established structures.

- HCW projects can bring innovation, excitement and a new outlook to communities as they move into the future.

- HCW has developed well over a billion dollars of real estate over the last thirty five years.

- HCW's vision provides for specific needs within the community. New development often brings new jobs, and housing the workers is an accompanying need.

- HCW has brought numerous housing projects into communities in several states. Affordable multi-family and single-family housing developments are built with the same attention to quality and environment as HCW's largest commercial projects.



# HCW PROJECTS

## Apartment Complexes:

Broadmore at Chelsea - Wichita, KS  
Lincoln Meadows - Wichita, KS  
Peachtree Plaza Tower - Haysville, KS  
Washington Heights Duplexes - Wichita, KS  
Woodbridge Apartments - Wichita, KS  
Valley Ridge - Branson, MO  
Country Ridge Residences - Branson, MO  
Parkside Apartments - Wichita, KS  
The Quarters at Cambridge - Wichita, KS  
Westhaven Apartments - Newton, KS  
Rockridge Apartments - Wichita, KS  
Villa Pallavicini - Chandler, AZ

## Condominium Projects:

Emerald Bay Condominiums - Branson, MO  
The Meadows - Branson, MO  
Oaks at Stonebridge - Branson, MO  
The Villas at Emerald Pointe - Branson, MO  
Eagle Bunker Luxury Condos  
at Branson Hills - Branson, MO

## Conference Centers:

Music City Conference Center - Branson, MO  
Branson Convention Center - Branson, MO  
Manhattan Convention Center - Manhattan, KS

## Club Houses:

Cedar Ridge at The Woods Club House - Branson, MO  
Grandvista at Emerald Pointe Club House - Branson, MO  
Grandvista Vacation Suites  
at Tunica Club House - Branson, MO  
Grandvista at The Woods Sales Center - Branson, MO  
Payne Stewart Golf Club - Club House - Branson, MO

## Hotels:

Hilton Promenade Hotel at Branson Landing - Branson, MO  
Hilton Convention Center Hotel - Branson, MO  
Hampton Inn at Branson Hills - Branson, MO  
Riverwalk Hampton Inn & Suites - Scottsdale, AZ  
Manhattan Hilton Garden Inn  
& Convention Center - Manhattan, KS  
Value Place - St. Robert, MO  
Value Place - Junction City, KS  
Value Place - Fort Hood, TX  
Value Place - Omaha, NB  
Value Place - Hammond, LA

## Industrial Projects:

Beltline Distribution Center - Coppell, Texas  
Champion Circle Warehouse - Carrollton, Texas

## Housing Developments:

Coronado Heights Residences - Junction City, KS  
Coronado Park Residences, Phase I & II - Junction City, KS  
Prairie Village Residences, Phase I, II, & III - Hutchinson, KS  
Walnut River Residences, Phase I & II - El Dorado, KS  
Shawnee Plaza Residences - Leavenworth, KS  
Branson Hills - Branson, MO

## Golf Courses:

Payne Stewart Golf Club - Branson, MO

## Theaters:

Roy Rogers and Dale Evans Theater  
and Museum - Branson, MO  
Starlight Theater - Branson, MO  
Music City Theater - Branson, MO

## Parking Garages:

Market Centre Parking Garage - Wichita, KS  
Hilton Promenade Hotel at Branson Landing - Branson, MO  
Hilton Convention Center Hotel - Branson, MO  
Manhattan Hilton Garden Inn  
& Convention Center - Manhattan, KS

## Office Buildings:

Campbell Square II - Richardson, Texas  
Gateway - GSA Building - El Paso, Texas  
Lincoln Porte - Fort Worth, Texas  
Spring Creek Business Center - Richardson, Texas  
Cingular Building - San Antonio, Texas  
Grandvista Center - Branson, MO  
San Jacinto Surgery Center - Baytown, Texas  
Waddll & Reed - Kansas City, MO  
Branson Hills Office Park - Branson, MO

## Retail:

Celebration Plaza - Branson, MO  
Kohl's - Lubbock, Texas  
Lowe's - Lubbock, Texas  
Lowe's - Joplin, MO  
South Town Center - Hollister, MO  
Westloop Shopping Center - Manhattan, KS  
Dixie Station - Branson, MO  
Vista Plaza - Branson, MO  
Branson Landing - Branson, MO

## Senior Properties:

Bicentennial Manor - Junction City, KS  
Gordy Square Apartments - El Dorado, KS  
Highland Meadows - Pittsburg, KS  
Park Plaza Tower - Dodge City, KS  
Shadyway Plaza Tower - Wichita, KS  
Centennial Towers - Hays, KS  
Sunflower Plaza Towers - Ottawa, KS  
Heritage House Apartments - El Dorado, KS  
Northgate Manor - McPherson, KS  
Prairie Villa Apartments - Wichita, KS  
Somerset Plaza Tower - Wichita, KS  
West Park Tower - Wichita, KS  
The Greens - Branson, MO

## Rehabilitation Projects:

Cheyenne Village Residences - Great Bend, KS  
North Park Residences - Hutchinson, KS

## Resorts:

Cedar Ridge at The Woods - Branson, MO  
Grandvista at Emerald Pointe - Branson, MO  
Grandvista Vacation Suites at Tunica  
Fall Creek Resort - Branson, MO  
Grandvista at Painted Mountain  
Rocklane Resort - Branson, MO  
Branson Hills - - Branson, MO

## Restaurants:

Level 2 Steakhouse - Branson, MO

# Scottsdale, AZ Riverwalk Hampton Inn & Suites



# Branson Hills – Payne Stewart Golf Club

## Branson, MO





THE GREENS  
AT BRANSON HILLS



# The MET – Chandler, AZ



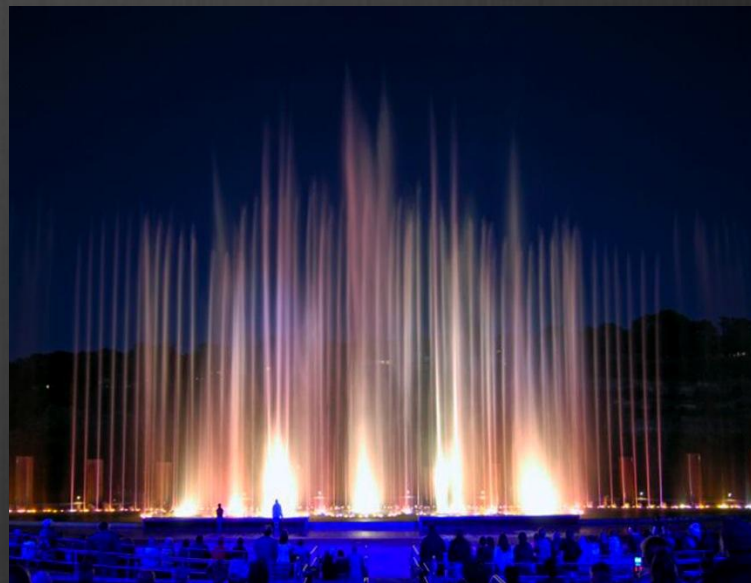
HCW, LLC  
**PUBLIC/PRIVATE VENTURES**

Hilton Branson Convention Center & Hotel  
Branson Landing  
*Branson, MO*

Hilton Garden Inn & Manhattan Conference Center  
*Manhattan, KS*

Double Tree Hotel & Convention Center  
*Evansville, IN*

Residence Inn - U of A/Marshall Foundation  
*Tucson, AZ*









**Hilton**

**Branson Convention Center Hotel**





# Hilton Garden Inn & Manhattan Convention Center





# Evansville, Indiana Double Tree Hotel & Convention Center



# Residence Inn – Tucson, AZ



# THE RIV

McLean Blvd. Wichita, Kansas

# THE RIV – SITE PLAN



# ROOM INFORMATION

1 Bedroom	82 units	657 sq ft
2 Bedroom	48 units	1,005 sq ft
Corner Outside 2 Bedroom	4 units	1,321 sq ft
<u>Corner Inside 2 Bedroom</u>	<u>6 units</u>	<u>1,123 sq ft</u>

**Total 140 Units**

The project features 9 foot ceilings, plank flooring and granite countertops. Each unit has Energy Star Rated stainless and black appliances.

# THE RIV RENDERING



# ONE BEDROOM FLOOR PLAN



# TWO BEDROOM FLOOR PLAN

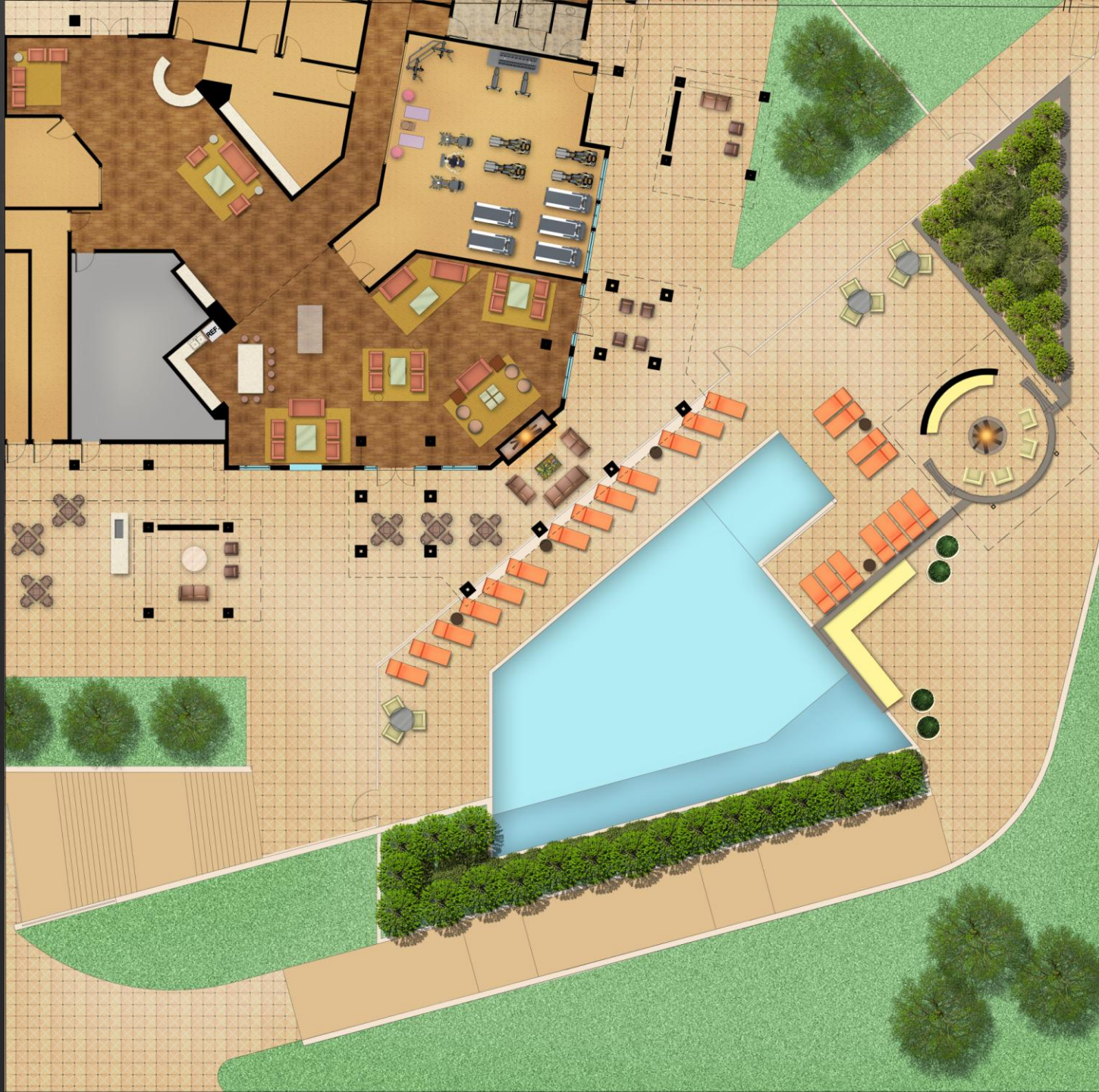


## TWO BEDROOM CORNER UNIT FLOOR PLAN



# PROJECT AMENITIES

- The project amenities include a state-of-the-art fitness facility, infinity edge pool, fireplaces and fire pits for tenants to socialize in a resort-style atmosphere.
- Security includes a gated entrance, perimeter fencing and interior halls.
- Each entry to the building has a bicycle hang-up area and elevators to the upper units.
- Additional project amenities include gourmet kitchen, indoor and outdoor dining areas, beautiful river views, outside BBQ grill walking trails, riverside fountain and the property is adjacent to the boathouse.



# ECONOMIC BENEFIT

- ⊗ Places People in Downtown to Shop
- ⊗ Adds Jobs
- ⊗ Benefits the River
- ⊗ TIF – No loss to City
- ⊗ TIF – Improve McClean Blvd.
- ⊗ Cleans Storm Run-Off

# WHY RIV, LLC?

- ⊗ Proven Track Record of the Partners
- ⊗ Completed All Background Checks & Financial Qualifications
- ⊗ Project Enhances the Downtown Area & Riverwalk
- ⊗ Extensive planning and project analysis has been completed and the project is ready to start.

# WORK COMPLETED TO DATE BY RIV, LLC

- ⊗ Survey of Property - Completed
- ⊗ Preliminary Plat Design - Completed
- ⊗ Phase I Environmental Site Assessment - Completed
- ⊗ Mclean Blvd. Design - Completed
- ⊗ River Beautification Design - Completed
- ⊗ Geotechnical Report on Property – Completed
- ⊗ Applications for Financing – Underway
- ⊗ Market Study on Use – Completed
- ⊗ All City Background Checks – Completed

